



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Date: March 8, 2006
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Daniel Naundorf
Phone No.: 604.873.7975/7846
RTS No.: 05805
CC File No.: 11-3500-10
Meeting Date: April 4, 2006

TO: Vancouver City Council

FROM: Director of Housing Centre in consultation with Directors of Current Planning, Director of Legal Services, and the Drug Policy Coordinator

SUBJECT: Single Room Accommodation Conversion Permit for 137 East Hastings Street (OnSite Residence)

RECOMMENDATION

THAT Council approve the Single Room Accommodation Conversion Permit for 137 East Hastings, for a Special Needs Residential Facility - Group Living.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

- On October 21, 2003, Council enacted the Single Room Accommodation By-law (SRA) to help manage the rate of change in the low-income housing stock.
- On October 23, 2003 Council amended the Zoning and Development By-law to require an SRA Permit prior to the issuance of a Development Permit.
- On June 14, 2005 Council adopted the Revised Homeless Action Plan.
- On September 22nd, 2005 Council adopted the Housing Plan for the Downtown Eastside.
- On October 4, 2005 Council approved amendments to the Downtown Eastside Oppenheimer District Official Development Plan (DEOD-ODP) to permit Special Needs Residential Facility Use within this District. These DEOD-ODP amendments were enacted October 20, 2005.

PURPOSE

This report seeks Council's approval of a Single Room Accommodation (SRA) Conversion Permit to allow eighteen SRA designated units to be converted to a Special Needs Residential Facility - Group Living (SNRF), providing supported transitional housing for clients of the supervised injection site (Insite) on the ground floor.

As the proposed change from SRA providing permanent rental housing to SNRF providing short-term supported transitional housing constitutes a conversion under the Single Room Accommodation By-law, Council approval of an SRA Conversion Permit is required.

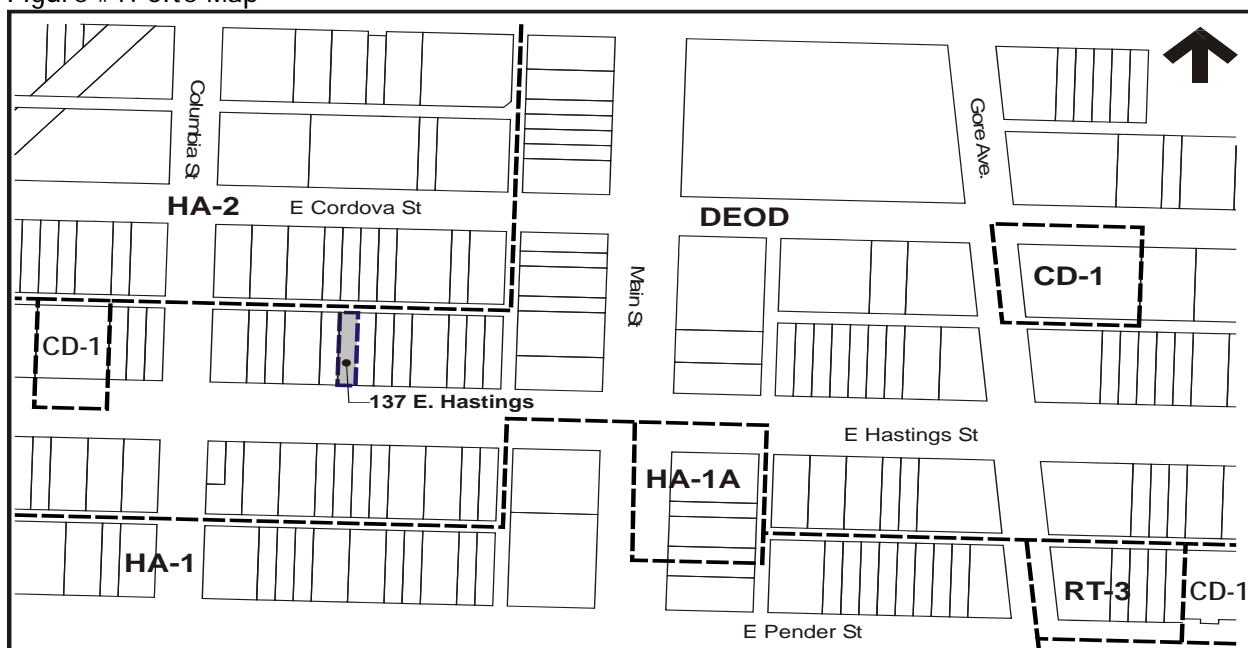
BACKGROUND AND SUMMARY

The subject site is located in the downtown area of the City along the Hastings Corridor, and is zoned Downtown Eastside Oppenheimer District (DEOD) (see Figure 1).

The building at 137 East Hastings has three floors: the main floor is occupied by the safe injection site, Insite; the 2nd floor has an open floor plan and has been used occasionally as a social club according to City records; and the 3rd floor contains 18 SRA-designated units. Both top floors are currently vacant.

A Development Application (DE 409441) has been submitted proposing to renovate the building by replacing the social hall on the 2nd floor and the existing 18 SRAs rooms on the 3rd floor with a total of 30 new sleeping rooms/units of supported housing, with amenity areas for residents and administrative areas for staff. The proposed use is for Special Needs Residential Facility - Group Living (SNRF). The applicants of this proposal are the Vancouver Coastal Health Authority (VCHA) and the Portland Hotel Society (PHS), who have jointly entered into a 10-year agreement with the owner to lease the 2nd and 3rd floors of 137 East Hastings for the SNRF use.

Figure #1: Site Map



DISCUSSION

Development Proposal: A development application has been received from S.R. McEwen Architect, on behalf of Vancouver Coastal Health Authority and Portland Hotel Society, who have a 10-year lease agreement with the owner of 137 East Hastings, to carry out interior alterations to the second and third floors of the existing building on this site. The proposal includes renovating the existing 18 sleeping rooms on the 3rd floor; constructing 12 new sleeping rooms on the 2nd floor complete with private bathrooms; providing common amenity areas such as a lounge, deck and an eating area for residents; and adding an administrative area for staff providing support to the residents. The facility will provide transitional housing for clients of the safe injection site (Insite), which is located on the ground floor. The residences will provide a continuum of housing for people with addictions including:

- Housing on the 2nd floor for people using Insite who would like to stop using drugs and are waiting to access residential detox.
- Housing on the 3rd floor for people using Insite who are in need of stabilization and transitioning to permanent housing. There is no specific time limit to how long a person can stay on this floor.

The residents will be provided with the following supports:

- home nursing care
- home detox support
- counselling
- support groups
- meals for residents on the 2nd floor
- referrals to other services such as mental health and community health centres for primary care
- assistance in finding longer-term housing

Both the 2nd and 3rd floors will be staffed on a 24-hour basis in order to maintain safety, control access, supervise residents, and provide meals, laundry and general cleaning services. The team of staff from Insite, consisting of registered nurses, counsellors, medical and administrative support staff will also be on hand to provide the necessary home nursing care, home detox support and counselling services to Onsite residents.

The building will be managed in a partnership of the Vancouver Coastal Health Authority and the Portland Hotel Society.

The proposed SNRF - Group Living use is consistent with the City's revised Homeless Action Plan. The plan notes the importance of developing supported housing, noting that income, housing, and support services, are essential to alleviating homelessness and that actions are necessary in all three areas to successfully deal with the complexities underlying homelessness. The proposed use is also consistent with the Housing Plan for the Downtown Eastside, which calls for the integration of supportive housing into the community, to assist local residents to live stable and independent lives.

Application for Single Room Accommodation Conversion Permit: As outlined in the Vancouver Charter, Council is required to consider a number of factors in deciding whether or not to grant an SRA conversion or demolition permit. These factors include:

- The accommodation that will be available to the tenants affected by the conversion or demolition;
- The supply of low cost accommodation in the Downtown Core;
- The condition of the building; and
- The replacement of single room accommodation in the city.

Accommodation for Affected Tenants: The 2nd and 3rd floors are presently vacant. A total of 18 tenants were relocated by the Portland Hotel Society (PHS) to appropriate long-term housing in April 2005 (see Appendix B).

The Supply and Future Availability of Low Cost Accommodation in the Downtown Core: This application does not affect the supply and future availability of low cost accommodation in the downtown core. The application will allow the conversion of 18 existing SRA rooms to a 30-unit SNRF providing transitional housing for clients of the safe injection site (Insite), many of whom live in the downtown core, and/or are at risk of homelessness, or are homeless.

The Condition of the Building: Like many SRAs built in the early 20th century, the rooms at 137 East Hastings require upgrading. The proposed renovations will improve the quality of the rooms and will accommodate supportive functions for the special needs of the residents.

The Replacement of Single Room Accommodation in the City: According to the Housing Centre's "2005 Survey of Low-Income Housing in the Downtown Core," between March 2003 and June 2005, the creation for replacement housing geared to low-income singles in the Downtown Eastside, Chinatown, Gastown and Strathcona has kept pace with the loss of SRA rooms. While this application requires a conversion application for 18 existing SRA units, to permit the Special Needs Residential Facility - Group Living Use, the renovation of the building will bring 30 units of supported housing for clients of Insite which is located on the main floor of the building.

Other conditions Council could apply under the SRA By-law: The SRA By-law also permits Council to consider applying a \$5000 per room conversion/demolition fee. Staff have reviewed the permit application for this site in the context of proposed building upgrades and the proposed Special Needs Residential Facility Use. The 30 new and renovated sleeping rooms at 137 East Hasting Street will serve a broad public interest - the rooms will provide respite for people who are typically homeless or living in substandard housing. Staff from the safe injection site (Insite) and other community agencies can provide the necessary supports to Onsite's residents. Staff therefore recommend that the \$5000 per room SRA payment not be applied.

CONCLUSION

Council policies for the Downtown Eastside call for the integration of supportive housing into the area, to assist local residents to live stable and independent lives. The proposed project helps achieve this objective. The approval of the SRA conversion permit is required for this project to proceed. The approval of the SRA conversion permit is therefore recommended.

* * * * *

APPENDIX A
 SRA APPLICATION AND AFFIDAVIT



CITY OF VANCOUVER
 COMMUNITY SERVICES
 Housing Centre

**SINGLE ROOM ACCOMMODATION
 CONVERSION* or DEMOLITION*
 PERMIT APPLICATION**

SR No. 400014

Civic Address: 137 E. HASTINGS STREET
 Legal Description: Lot _____ Subdivision _____ Block _____ District Lot _____ Plan _____
 Building Name: formerly WEST INN CENTRE

This area must be completed by the person signing this application.

Your Name: KWAN SONG LEE You are the:
 Mailing Address: 137 E. HASTINGS ST. 01 Property Owner
 City: VANCOUVER, B.C. 02 Agent for Property Owner
 Postal Code: V6A 1N5
 Phone Number: 604-685-0033
 Company Name: 93 LEASING LTD

Note: If the applicant is NOT the property owner, a letter of consent signed by the owner must also be submitted.

Owner's information (if owner is a corporation, provide Incorporation Certificate and names and addresses of all directors & associates):

Property Owner's Name <u>AS ABOVE</u>	
Address:	City:
Postal Code:	Phone Number:
Property Owner's Name	
Address:	City:
Postal Code:	Phone Number:
Property Owner's Name	
Address:	City:
Postal Code:	Phone Number:

This application is to: (Check applicable box) 001 <input type="checkbox"/> Convert* occupancy of designated room(s) 002 <input type="checkbox"/> Change term or nature of tenancy of designated room(s) 003 <input type="checkbox"/> Change frequency of rent payments for designated room(s) 004 <input checked="" type="checkbox"/> Convert* vacant designated room(s) 005 <input type="checkbox"/> Repair or alter designated room(s) 006 <input type="checkbox"/> Demolish* designated room(s) *see definitions of "conversion" and "demolition" on reverse side of form under "Explanatory Notes"	Total # of storeys in this building: _____ Total # of SRA rooms in this building: _____ Total # of non-SRA rooms in this building: _____
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Describe nature of the proposed conversion or demolition:
To convert 8 existing residential units
into 21 units of transitional housing

Please continue application on reverse

APPENDIX A
 SRA APPLICATION AND AFFIDAVIT

City of Vancouver Single Room Accommodation Conversion or Demolition Permit Application - continued

THIS SECTION MUST BE COMPLETED:	OFFICE USE
Are there any permanent residents needing to relocate as a result of this proposed conversion?	<i>Please see i</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Residents have been relocated attached</i>	
If Yes, you must provide the following information:	
1. The number of permanent residents that will be affected? _____	
2. A list of names of the residents needing relocation, their room nos. and length of residency	
3. Proposed relocation strategy for existing tenants	
You must also include with this application the following required supporting documents:	
1. An affidavit, sworn by the owner or, if the owner is a corporation, by a director of the corporation, setting out why the owner wants to convert or demolish the designated room	
2. Records required under the Hotel Guest Registration Act or Hotel Room Tax Act, tax assessment records, guest ledgers, and daily rent receipts, for the current calendar year and for the three immediately preceding calendar years, in respect of the designated room	
3. One set of floor plans of the existing and proposed floor layout as described below*	
4. Tentative schedule for construction (if applicable)	


* Explanatory Notes:

- Definition of "conversion" or "convert" means the following under the Single Room Accommodation By-law:
 - (a) a change in the form of occupancy, intended form of occupancy, or customary form of occupancy of a designated room from living accommodation for a permanent resident to living accommodation for a transient guest or to another purpose,
 - (b) a change in the term or nature of the tenancy to which a permanent resident has the right in respect of a designated room,
 - (c) a change in the frequency of the rent payments a permanent resident must make in respect of a designated room,
 - (d) an occupancy or use, or the suffering or allowing of an occupancy or use, of a vacant designated room for a purpose other than living accommodation for a permanent resident,
 - (e) a repair or alteration to a designated room or any improvement or fixture in it or a replacement of any such improvement or fixture, except for repairs or alterations that are minor in nature and have no material effect on the enjoyment by permanent residents of their living accommodation,
 - (f) a reclassification of a building or any portion of a building from Class 1-residential to any other class referred to in the Assessment Act and its regulations, or
 - (g) a loss of exemption in respect of a designated room from an obligation to pay or remit hotel room tax under the Hotel Room Tax Act and its regulations;"
- Definition of "demolition" or "demolish" means the following under the Single Room Accommodation By-law:
 - "to pull, knock, or tear down or to raze, wholly or partially, a designated room"
- Floor plans must be legible, drawn to a scale NOT less than 1/8" to 1", and must:
 - (a) Include dimensions and layout of all floor levels including basement and underground parking;
 - (b) Identify on each floor:
 - rooms that provide accommodation for permanent residents;
 - rooms that provide accommodation for transient guests (tourists);
 - rooms that provide other non-residential accommodation uses (e.g., lounge, storage rooms, etc.);
 - (c) Indicate on each floor the square footage of all rooms and common areas;

Office Use Only <i>10 yr lease with VCA Authority & PHS & other. Housing Centre received copy of lease Agreement on Jan 6, 2006.</i>

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

Further, I acknowledge that any information and documents provided with this SRA conversion/demolition permit application will be attached to the report to Council and as such, be made available to the public.

SIGNED AT VANCOUVER, BC THIS 12 DAY OF OCTOBER 2005

 Signature of Applicant

APPENDIX A
SRA APPLICATION AND AFFIDAVIT

REG K. CHOW
A Notary Public In and For the
Province of British Columbia
Permanent Commission

Canada

Province of British Columbia

In the Matter of the City of Vancouver
Single Room Accommodation By-law (the "By-law")

AFFIDAVIT

I, KWAN SONG LEE, of 49 W. 41ST AVE (V5Y 2R8),
Vancouver, British Columbia, make oath and say as follows:

1. I am a director of 93 LEASING LTD, the registered owner
of real property in Vancouver, British Columbia bearing the legal description
LOT 18919 BULK 9 PLAN 184 PL 196 and civic address
137 E. HASTINGS ST., and as such have personal knowledge of the
matters to which I depose in this affidavit.

2. I wish to convert or demolish the following rooms in the building on the property for
the following purpose:

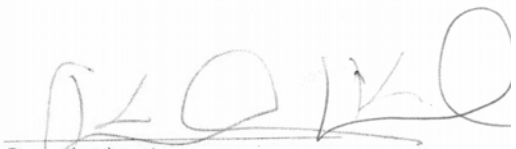
Room Nos: See attached appendix "A"

Purpose: to convert 17 existing residential units
into 21 units of transitional housing

Sworn before me at Vancouver,
British Columbia this 14 day of
Dec, 2005

A Commissioner for taking Affidavits
for British Columbia

REG K. CHOW
A Notary Public In and For the
Province of British Columbia
Permanent Commission


Owner's signature

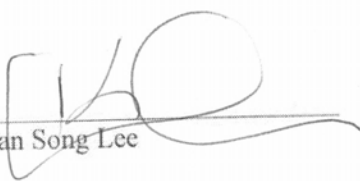
APPENDIX A
SRA APPLICATION AND AFFIDAVIT

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Appendix "A" attachment to affidavit of Kwan Song Lee

Original Room #	New Room #
Room 301	(New Room #1)
Room 302	(New Room #14)
Room 303	(New Room #13)
Room 304	(New Room #12)
Room 305	(New Room #11)
Room 306	(New Room #2A and 2B)
Room 307	(New Room #10)
Room 308	(New Room "Reception" and "Office")
Room 309	(New Room #9A and 9B)
Room 310	(New Room #3A and 3B)
Room 311	(New Room #8A and 8B)
Room 312	(New Room "Lounge")
No Room 313	(Existing Common Kitchen)
Room 314	(New Room #4A and 4B)
Room 315	(New Room #7A and 7B)
Room 316	(New Room #5A and 5B)
Room 317	(New Room #6A and 6B)
Room 318 - Existing Manager's Office	(New Lounge)

Initials:


Kwan Song Lee

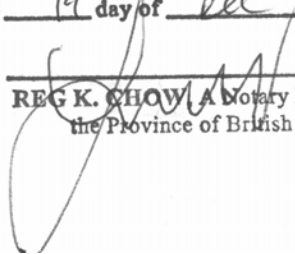
Date:

Dec 14 / 2005

This is Exhibit "^{Appendix} A" referred to in the
affidavit of Kwan Song Lee.

Sworn before me at the City of Vancouver,
in the Province of British Columbia, this

14 day of Dec 2005


REG K. CHOW, A Notary Public in and for
the Province of British Columbia.

RESIDENT RELOCATION PLAN

At the time of application, there were 18 residents living in the private SRO located on the third floor of 137 East Hastings Street in Vancouver, BC. Some of these residents were roommates who shared a single Single Room Accommodation unit. There were two bathrooms and a single kitchen shared between all 18 residents.

The PHS has held two community meetings for the 18 residents living at 137 East Hastings Street. At this meeting, each resident was offered:

- A social housing unit for 1st April, 2005 within the PHS housing stock
- The PHS provided moving expenses as well as help with moving as required (the help of PHS staff with a van for moving possessions).
- The PHS provided a written guarantee (attached) of a self contained housing unit for each resident from the organization as soon as a new one was available
- Each resident was provided with a damage deposit and first month's rent as required.
- Each resident was provided with assistance in the purchase of new cooking and basic furnishings as required for their new home.

A PHS representative met with each of the residents to assist them with their individual moving plan.

Thirteen tenants moved into the PHS social housing stock. Five moved into market housing (as was their preference before). Seventeen of the eighteen accepted the PHS offer for self-contained in the future social housing (see attached written guarantee from PHS to residents).

PHS COMMUNITY SERVICES SOCIETY

Self-contained Unit

20 West Hastings St
Vancouver, BC V6B 1G6

Phone: 604-683-0073
Fax: 604-683-6653



Social Housing Assurance

This letter guarantees that

Resident Name

will be eligible for a self-contained housing unit within the Portland Hotel Society (with a bathroom and kitchen) as soon as one becomes available.

Sincerely,

Mark Townsend
Manager

phs

PHS Community Services